

**AGENDA
ZONING REVIEW BOARD
SEPTEMBER 9, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-43** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential /BeltLine Overlay) for property located at **185 Flat Shoals Avenue SE** fronting 102 feet on the south side of Flat Shoals Avenue beginning at a point 216 feet from the southeast corner of Soldiers Home Car Line and Wilber Avenue Depth: 233 feet Area: 0.366 Acres, Land Lot 13, 14th District, Fulton County, Georgia
OWNER: AZIM PEERA
APPLICANT: JULIAN QUINN
NPU N COUNCIL DISTRICT 5
2. **Z-21-44** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **77 Sheridan Drive NE, 81 Sheridan Drive NE, and 87 Sheridan Drive NE** fronting approximately 220 feet on the south side of Sheridan Drive commencing at a point where the southwest right-of-way of Sheridan Drive (50' R/W) intersects the southeast right-of-way of Peachtree Road Depth: varies Area: 0.95 Acres, Land Lot 100, 17th District, Fulton County, Georgia
OWNERS: SILVER CREEK REDEVELOPMENT COMPANY, HALLMARK 81 SHERIDAN, LLC. AND 87 SHERIDAN PARTNERS, LLC
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP
HEDGEWOOD HOMES
APPLICANT: C/O LAUREL DAVID, THE GALLOWAY LAW GROUP
NPU B COUNCIL DISTRICT 7
3. **Z-21-53** An Ordinance by Councilmember Cleta Winslow to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), so as to create Chapter 42 Intown South Commercial Corridor Overlay; and for other purposes
NPU T COUNCIL DISTRICT 4
4. **Z-21-55** An Ordinance by Zoning Committee to rezone from SPI-12 SA3 (Buckhead/Lenox Stations Special Public Interest District Subarea 3) and R-3 (Single Family Residential) to SPI-12 SA1 (Buckhead/Lenox Stations Special Public Interest District Subarea 1) , SPI-12 SA2 (Buckhead/Lenox Stations Special Public Interest District Subarea 2) and SPI-12 SA3 (Buckhead/Lenox Stations Special Public Interest District Subarea 3) for property located at **3626 Peachtree Road NE, 3693 Wieuca Road NE and 3715 Wieuca Road NE, 3660 Peachtree Dunwoody Road NE, 3700 Peachtree Dunwoody Road NE, 3706 Peachtree Dunwoody Road NE, 3714 Peachtree Dunwoody Road NE and 3721 Peachtree Dunwoody Road NE** fronting approximately 200 feet on the north side of

Peachtree Road beginning at a 2-inch brass cap found at the intersection of the easterly right-of-way line of Wieuca Road (variable right-of-way) and the northerly right-of-way line of Peachtree Road, a.k.a. Georgia Hwy 141, (variable right-of-way), said point being the true point of beginning Depth: approximately 1,150 feet Area: approximately 12.52 Acres, Land Lot 44, 17th District, Fulton County, Georgia

OWNER:	WIEUCA ROAD BAPTIST CHURCH
	INC/WIEUCA ROAD BAPTIST CHURCH
APPLICANT:	GREENSTONE VENTURES, INC.
	C/O THE GALLOWAY LAW GROUP, LLC
NPU B	COUNCIL DISTRICT 7

5. **Z-21-63** An Ordinance by Zoning Committee to rezone from RG-2/HC20LSA1/BL (Residential General Sector 2/Inman Park Historic District Subarea 1/BeltLine Overlay) to MRC-1/HC20LSA1/BL (Mixed Residential Commercial/Inman Park Historic District Subarea 1/BeltLine Overlay) for property located at **342 Copenhill Avenue NE** fronting 118.42 feet on the west side of Copenhill Avenue commencing at a nail located at the intersection of the northwesterly right of way line of North Highland Avenue and the northwesterly right of way line of Copenhill Avenue Depth: 120.30 feet Area: .175 Acres, Land Lot 15, 14th District, Fulton County, Georgia

OWNER:	320 HIGHLAND LLC
APPLICANT:	COOPER PIERCE
NPU N	COUNCIL DISTRICT 2

6. **Z-21-65** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **660 11th Street NW, 662 11th Street NW, 664 11th Street NW, 666 11th Street NW, 668 11th Street NW, 670 11th Street NW and 672 11th Street NW** fronting 180 feet on the east side of Bellingrath Avenue beginning at a ½" rebar and plastic cap set at the right-of-way intersection of the easterly right-of-way line of Bellingrath Avenue with the southerly right-of-way line of Edgehill Avenue Depth: varies Area: 1.348 Acres, Land Lot 150, 17th District, Fulton County, Georgia

OWNER:	TB & P PROPERTIES LLLP
APPLICANT:	AMRES GEORGIA LLC
NPU E	COUNCIL DISTRICT 3

7. **Z-21-75** An Ordinance by Councilmember Cleta Winslow to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a new Chapter 16-18D to be entitled SPI-4 (Ashview Heights and Atlanta University Center Special Public Interest District), to codify regulations governing said district; to delineate the boundaries of said district; and for other purposes

NPU T	COUNCIL DISTRICT 4
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8. **Z-20-87** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-3 (Multifamily Residential) for property located at **1512 Hardee Street NE, 1516 Hardee Street NE, 1522 Hardee Street NE and 1526 Hardee Street NE** fronting 234.39 feet on the north side of Hardee Street beginning at a point on the north side of Hardee Street 132 feet east of the northeast corner of Hardee Street and Mayson Avenue Depth: 261.64 feet Area: 1.156 Acres, Land Lot 210, 15th District DeKalb County, Georgia

OWNER:	PARKWOOD LIVING, LLC
APPLICANT:	KYLE WILLIAMS
NPU O	COUNCIL DISTRICT 5

6. **U-21-12** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06.005(1)(B) for property located at **3338 Delmar Lane NW**, fronting 63 feet on the south side of Delmar Lane commencing at the intersection of the eastern right of way of Brownlee Road with the southern right of way of Delmar Lane; thence proceed in a southeasterly direction along right of way of Delmar Lane, 706.9 Feet to the true point of beginning Depth: 201.8 feet Area: .2999 Acres, Land Lot: 243, 14th District, Fulton County, Georgia

OWNER:	ERICA HARPER
APPLICANT:	ERICA HARPER
NPU H	COUNCIL DISTRICT 10

DEFERRED CASES

7. **Z-20-43** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City Of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14th Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes

NPU's B, E, M & F

8. **Z-20-50** A substitute Ordinance by Zoning Committee to rezone from R-3 (Single Family Residential) to RG-3 (Residential General Sector 3) for property located at **365 Lynhurst Drive SW and 14 0236 LL086** fronting 263 feet on the west side of Lynhurst Drive SW beginning at a point on the west side of Lynhurst Drive 330 feet from the intersection of the west side of Lynhurst Drive and the north line of Land Lot 236 Depth: approximately 1200 feet Area: 21.33 Acres, Land Lot 236, 14th District Fulton County, Georgia

OWNER:	CELESTE PROPERTY VENTURES, LLC
APPLICANT:	CELESTE PROPERTY VENTURES, LLC
NPU I	COUNCIL DISTRICT 10

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9. **Z-21-29** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **1283 Marietta Boulevard NW and 1295 Marietta Boulevard NW** fronting 300 feet on the east side of Marietta Boulevard commencing at a 5/8 inch rebar set on the northeasterly right-of-way of Marietta Boulevard and the former southwesterly right-of-way of Ellsworth Drive, said rebar lying 492.2 feet from the intersection of the right-of-way of Marietta Boulevard and the right-of-way of Huff Road, said rebar being the true point of beginning Depth: varies Area: .592 Acres, Land Lot 191, 17th District, Fulton County, Georgia
OWNER: PEACHTREE ASSETS MANAGEMENT LLC
APPLICANT: BROOKS HALL
NPU D COUNCIL DISTRICT 9
10. **U-21-05** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **1189 Merlin Avenue SE** fronting 50 feet on the south side of Merlin Avenue beginning at a point at the easterly right of way of Moreland Avenue SE (R/W Varies) and the southerly right of way of Merlin Avenue (24.9' Pavement) 140.0 feet east to an iron pin found, said point being the true point of beginning Depth: 150 feet Area: 0.172 Acres, Land Lot: 208, 15th District, DeKalb County, Georgia
OWNER: MARY A MCDONALD SMITH
APPLICANT: JACKIE A. BALOUCH
NPU O COUNCIL DISTRICT 5

END OF AGENDA